

# Unit 1107 - Eloquence on the Bay

1107 - 7930 East Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11696857
Status:	Active
Size:	840 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$495,000
List PPSF:	\$589
Valuated Price:	\$370,000
Valuated PPSF:	\$440

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	120
Number of active listings for rent:	12
Number of active listings for sale:	14
Building inventory for sale:	11%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

## Building Association Information

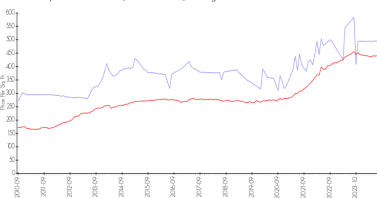
Eloquence On The Bay Condominiums  
7928 East Dr: (305) 720-2495 & (305) 758-7523  
7930 East Dr: (305) 756-8720

## Recent Sales

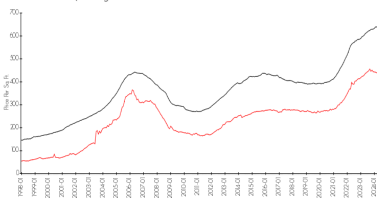
Unit #	Size	Closing Date	Sale Price	PPSF
907	840 sq ft	Jul 2024	\$470,000	\$560
703	828 sq ft	Jun 2024	\$489,800	\$592
103	1,658 sq ft	May 2024	\$660,000	\$398
1803	1,575 sq ft	May 2024	\$725,000	\$460
706	828 sq ft	Apr 2024	\$425,000	\$513

## Market Information

Eloquence on the Bay vs North Bay Village



North Bay Village vs Miami-Dade



Eloquence on the Bay:	\$494/sq. ft.	North Bay Village:	\$435/sq. ft.
North Bay Village:	\$435/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Eloquence on the Bay	12%
North Bay Village	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Eloquence on the Bay	116 days
North Bay Village	86 days



